



**1 Ogmore Crescent, Bettws, Newport. NP20  
7SD  
£159,950  
Tenure Freehold**

- IN NEED OF UPDATING THROUGHOUT
- NO CHAIN
- 3 BEDROOMS
- LIVING / DINING ROOM
- FIRST FLOOR BATHROOM
- LARGE FRONT GARDEN & ENCLOSED REAR GARDEN
- PERFECT FOR FIRST TIME BUYERS

**\*NO CHAIN! PERFECT FOR FIRST TIME BUYERS! IN NEED OF UPDATING! 3 BEDROOM END TERRACED HOUSE IN POPULAR LOCATION WITH LIVING/DINING ROOM, KITCHEN/BREAKFAST ROOM, FIRST FLOOR BATHROOM ON A LARGE PLOT\***

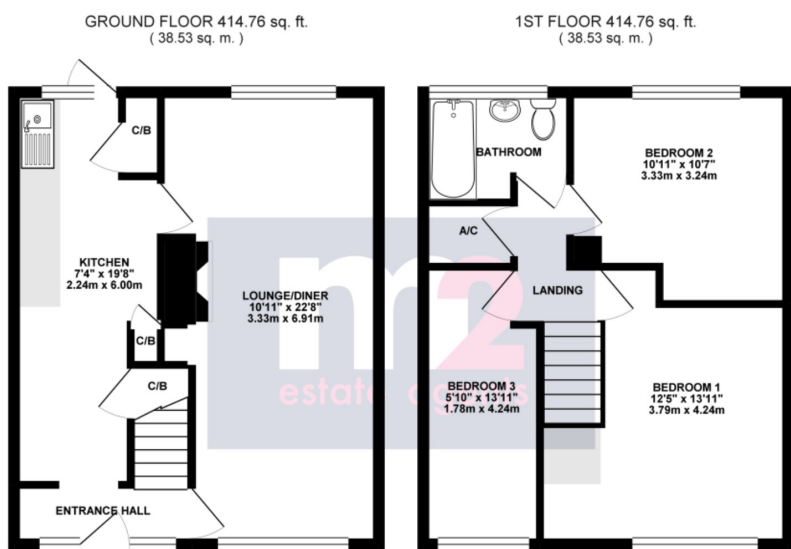
A three bedroom end terraced house situated in a popular and convenient location close to all local amenities, bus routes, walking distance to popular Primary & Secondary Schools and with easy access to junctions 25a & 26 of the M4 making it ideal for commuting to both Bristol & Cardiff.

To the ground floor: An entrance hall with stairs to the first floor opens to the kitchen having access to the garden and under stairs storage cupboard. A large lounge dining room leads from the kitchen and hallway running the depth of the property. To the first floor: A landing with airing cupboard leads to 3 bedrooms and a family bathroom. Outside: The property occupies a good size plot with large lawned garden to the front. A central pathway and steps leads up to the main entrance and side access. To the rear: Paved pathways extend to a lawned garden enclosed by fencing having randomly planted shrubs.

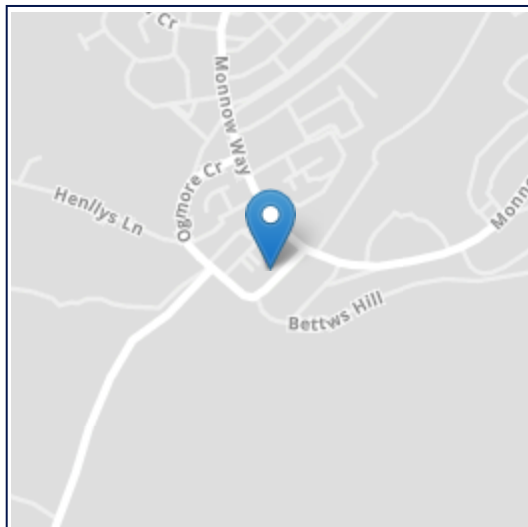
The property benefits from gas fired central heating, Upvc double glazing and is available with no onward chain.

Services:

Council Tax Band:



TOTAL FLOOR AREA : 829.53 sq. ft. ( 77.07 sq. m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	<b>88</b>
(69-80)	<b>C</b>	<b>73</b>
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

All room sizes are approximate. Electrical installations, plumbing, central heating and drainage installations are noted on the basis of a visual inspection only. They have not been tested and no warranty of condition or fitness for purpose is implied in their inclusion. Potential purchasers are warned that they must make their own enquiries as to the condition of the appliances, installations or any element of the structure or fabric of the property.

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